







125 Donnelly Road, Bywong

The Best of Both Worlds

They say the country is not just a place to live, it is where you learn to live.

But what if you could enjoy that peaceful country lifestyle without having to drive far at all? Just 1 minute after exiting off the Federal Highway, set on 4.78 hectares (just under 12 acres) and only around 20 minutes from Canberra's CBD, this beautifully renovated acreage property offers space, fresh country air and the freedom to create the lifestyle you've been dreaming of, while still staying close to the city.

Across the property you'll find six bedrooms and three bathrooms, including a renovated four-bedroom main residence and a fully self-contained two bedroom granny flat. Whether it's multi-generational living, space for teenagers, guests or potential rental income, this property adapts easily as life changes.

The main home spans approximately 226sqm and feels instantly warm and inviting. Light filled open plan living centres around a stunning kitchen with a marble island bench, endless storage and dual induction cooktops designed for both everyday living and entertaining.

Heated hybrid timber flooring, a wood fireplace, split system air conditioning and ceiling fans ensure the home is comfortable through

6 3 7

FOR SALE
$1,500,000 - $1,550,000

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every season.

The master bedroom offers its own peaceful retreat with access to the front pergola, a beautifully renovated ensuite and walk in robe, while three additional bedrooms with built in robes sit near the central family bathroom.

Separate from the main home, the fully self-contained granny flat provides complete independence with its own kitchen, bathroom and open plan living area.

As you arrive, a tree lined gravel driveway opens to a peaceful setting with a charming pebble courtyard and garden pergola, perfect for slow mornings with coffee.

The property continues to impress with a hobby shed currently set up as a games room, a seven car auto loading garage for vehicles and projects, and generous outdoor entertaining areas designed for year-round enjoyment. A covered outdoor kitchen, fully fenced swimming pool, chicken coop and children's playground add to the charm of everyday country living.

Further up the land, a raised deck overlooking the acreage creates the perfect place to gather around a fire pit, roast marshmallows and enjoy quiet nights under the stars.

Located in the peaceful community of Bywong, you'll still be close to everyday essentials. The popular Little Sutton Bakehouse is just eight minutes away, Eaglehawk is eleven minutes down the road, and Canberra's CBD remains an easy drive away.

Space, flexibility and a true city to country lifestyle.

BRIEF
- 4.78 hectare fully fenced property (just under 12 hectares)
- Six bedrooms across the property
- Three bathrooms in total
- Renovated four bedroom, two bathroom main residence (approx. 225sqm)
- Self contained two bedroom granny flat with separate access
- Large open plan living with wood fireplace
- Heated hybrid timber flooring throughout the main home
- Jaw dropping kitchen with marble island and dual induction cooktops (8 plates)
- Seven car auto loading garage plus double carport
- Additional hobby shed / games room with bar and pool table
- Large covered outdoor entertaining areas with outdoor kitchen
- Fully fenced swimming pool
- Chicken coop and children's wooden playground
- Raised fire pit deck overlooking the acreage
- 15kW three phase solar system
- 100,000L water tank on septic
- Approximately 25 minutes to Canberra CBD
- 8 minute drive to Little Sutton Bakehouse
- 11 minute drive to Eaglehawk petrol station

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MORE DETAILS

Property ID	1J16F9U
Property Type	House
House Size	225 m2
Land Area	47800 m2

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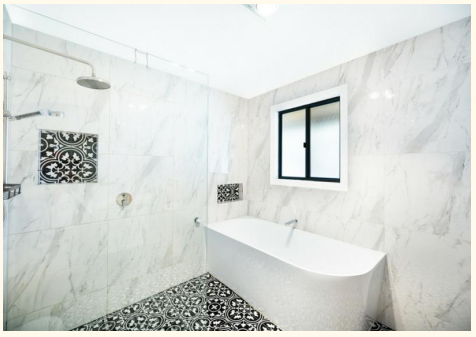
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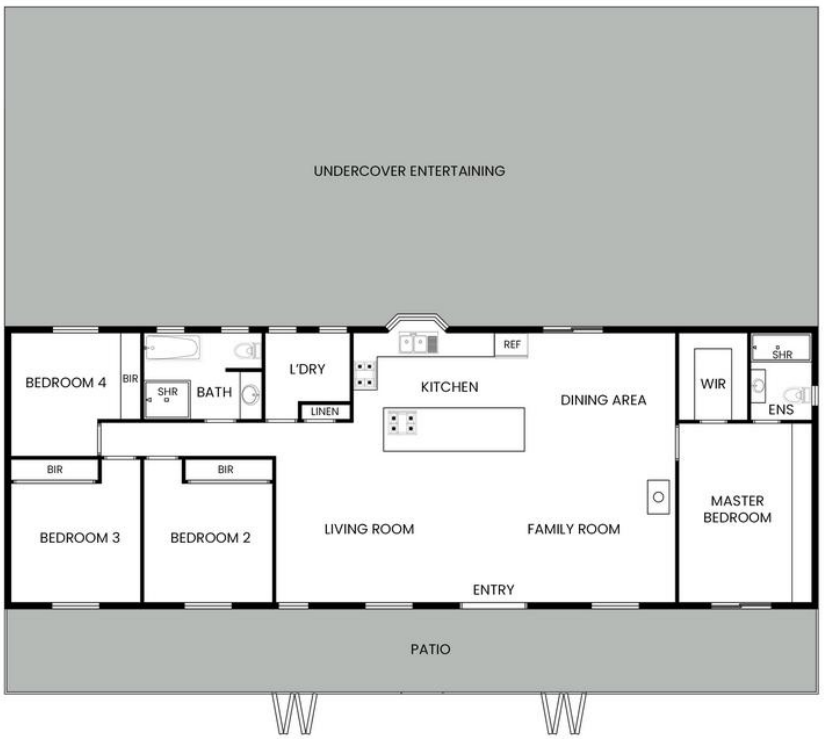








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COTTAGE

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